

LIST OF PARCEL ABUTTERS

162,166 FELTON STREET & 8 FERN STREET

162-166 FELTON
&
8 FERN STREET
Waltham, Massachusetts
02453

Commercial Truck Garages

Landscape Architect:



Civil Engineers:



300 Brickstone Square, Suite 901

617 896 4300

Land Surveyors:



Stamp:



Revisions:

7			
6			
5			
4			
3			
2			
1			
No.	Description	Date	

Issuance:

SPECIAL PERMIT CURB CUT

SCALE: 1" = 50'

SCALE: 1" = 50'

PROJECT #:
DRAWN BY:

CHECKED BY: JM

APPROVED BY: PJF
DATE: 09/08/2021

Drawing Title:

ABOUTERS

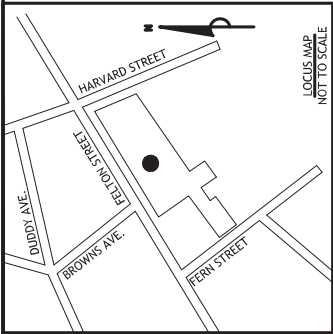
PLAN

Sheet #:

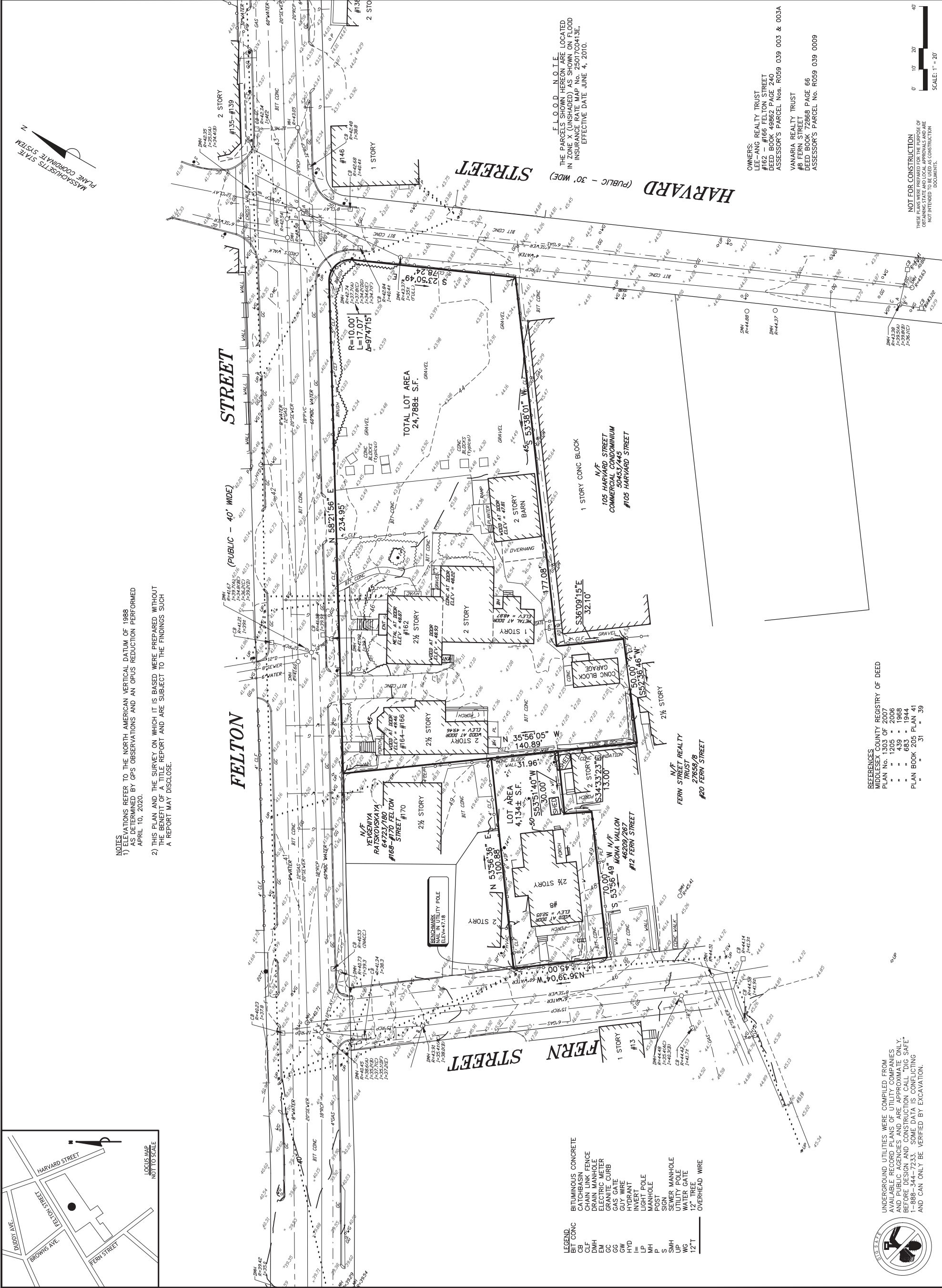
AB-1.0

THE ABUTTERS LIST HEREIN WAS CERTIFIED BY
ASSESSORS OFFICE, CITY OF WALTHAM ON APRIL 21, 2021





- NOTES
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS DETERMINED BY GPS OBSERVATIONS AND AN OPUS REDUCTION PERFORMED APRIL 10, 2020.
 - THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A REPORT MAY DISCLOSE.

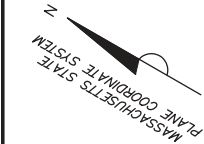


- LEGEND:
- BIT CONC
 - CB
 - CLF
 - DMH
 - EM
 - CC
 - GW
 - HYD
 - I=
 - LP
 - MH
 - P
 - S
 - SMH
 - UP
 - WG
 - 12" T
 - OVERHEAD WIRE
- BITUMINOUS CONCRETE
CATCHBASIN
CHAIN LINK FENCE
DRAIN MANHOLE
ELECTRIC METER
GRANITE CURB
GUY WIRE
HYDRANT
INVERT
LIGHT POLE
MANHOLE
POST
SIGN
SMH
UP
UTILITY POLE
WATER GATE
12" TREE
OVERHEAD WIRE



UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

- PREFERENCES:
- MIDDLESEX COUNTY REGISTRY OF DEED
- PLAN No. 1303 OF 2007
- 1205 • 2006
 - 439 • 1968
 - 683 • 1944
- PLAN BOOK 205 PLAN 41
- 31 • 39



162-166 FELTON
&
8 FERN STREET
Waltham, Massachusetts
02453

Commercial Trucks
Garages

Landscape Architect:

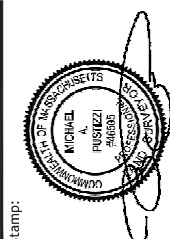
pfa
PAUL FINGER ASSOCIATES
32 Temple Road
Southborough, Massachusetts 01772
TEL: 508.462.2929 FAX: 508.462.2906

Civil Engineers:

BSC GROUP
300 Brickstone Square, Suite 901
Andover, Massachusetts 01810
617.896.4300

Land Surveyors:

Precision Land Surveying, Inc.
32 Temple Road
Southborough, Massachusetts 01772
TEL: 508.462.2929 FAX: 508.462.2906



Revisions:

No.	Description	Date
7		
6		
5		
4		
3		
2		
1		

Issuance:

SPECIAL PERMIT CURB CUT

SCALE: 1" = 20'

PROJECT #: 316-1087.01

DRAWN BY:

CHECKED BY:

APPROVED BY:

DATE: 09/08/2021

Drawing Title:

EXISTING
CONDITIONS
PLAN

Sheet #:

XP-1.0

NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE PURPOSES OF
OBTAINING STATE AND LOCAL APPROVALS AND ARE
NOT INTENDED TO BE USED AS CONSTRUCTION
DOCUMENTS.

0 10' 20' 40'

SCALE: 1" = 20'

FLOOD NOTE
THE PARCELS SHOWN HEREON ARE LOCATED
IN ZONE X (UNSHADED) AS SHOWN ON FLOOD
INSURANCE RATE MAP No. 25017C0413E,
EFFECTIVE DATE JUNE 4, 2010.

OWNERS:
LEE-ANG REALTY TRUST
#162 - #166 FELTON STREET
DEED BOOK 49862 PAGE 240
ASSESSOR'S PARCEL Nos. R059 039 003 & 003A

VANARIA REALTY TRUST
#6 FERN STREET
DEED BOOK 122868 PAGE 66
ASSESSOR'S PARCEL No. R059 039 0009

GENERAL NOTES:

- 1) EXISTING PROPERTY DATA TAKEN FROM EXISTING CONDITIONS PLAN PREPARED BY PRECISION LAND SURVEYING, SOUTHBOROUGH, MA DATED APRIL 10, 2020.

NOTES:

1. ALL SITE IMPROVEMENTS WITHIN THE PUBLIC AND PRIVATE WAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE WALTHAM CPW STANDARD AND SPECIFICATIONS.
2. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH ARE MEASURED UNLESS OTHERWISE INDICATED.

162-166 FELTON
&
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Commercial Truck
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andscape Architect:



Civil Engineers:



300 Brickstone Square, Suite 901
Andover, Massachusetts 01810
617 896 4300

and Surveyors:

PLS
Precision Land Surveying, Inc.
32 Tumpline Road
Southborough, Massachusetts 01772
TELEPHONE: 508-468-7700 FAX: 508-970-0696

Temp:



stamp:



Revisions:		
6		
5		
4		
3	Revision Per BSP	12.01.2.2
2	Added Notes Per BSP	11.03.2.2
1	Deleted Harvard Street Curb Cut	10.06.2.2
No.	Description	Date

Issuance:

SPECIAL PERMIT CURB CUT

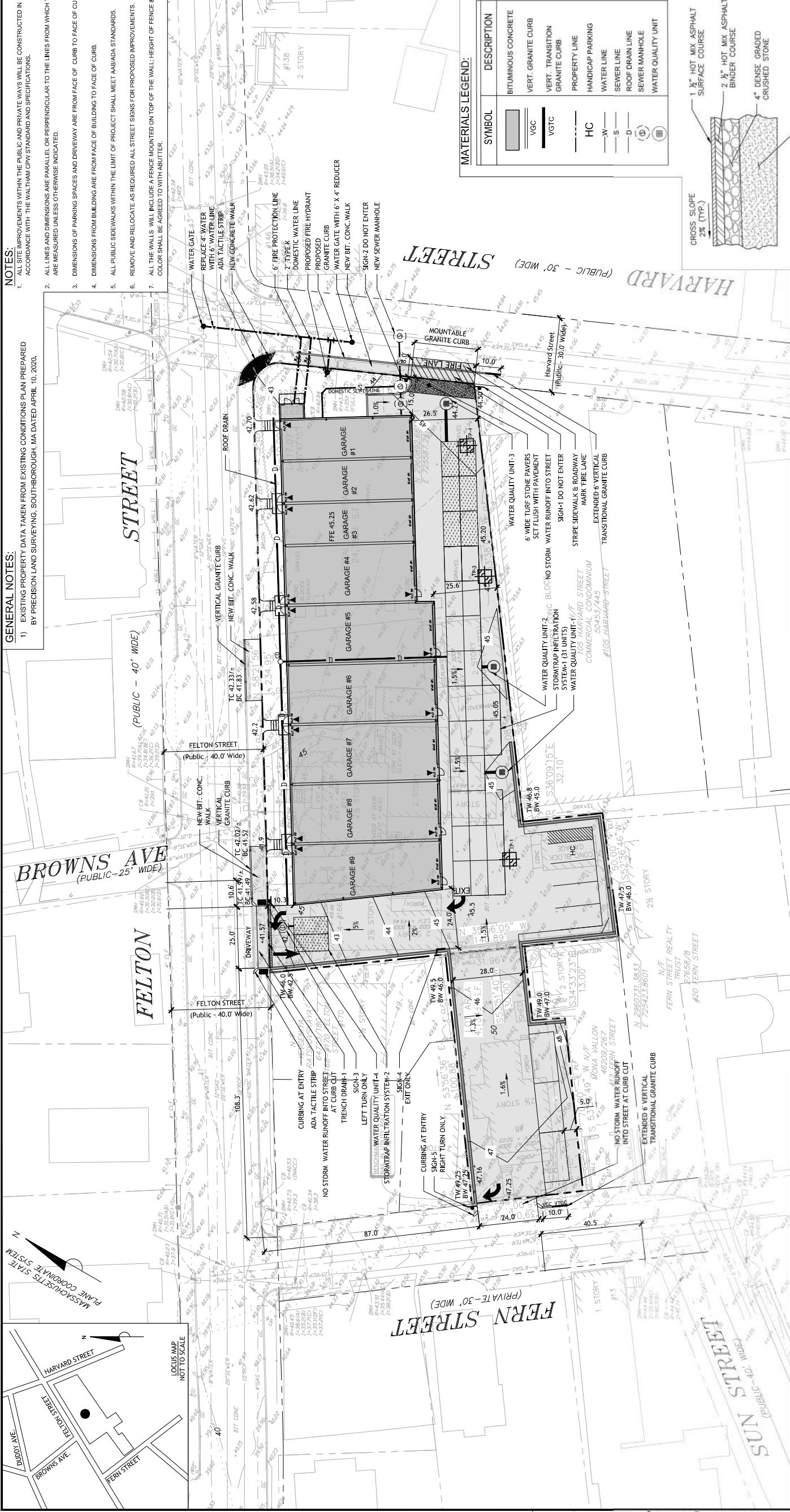
SCALE:	1" = 20'
PROJECT #:	316-1087.01
DRAWN BY:	PFA Design Team
CHECKED BY:	JM
APPROVED BY:	PJF
DATE:	10-06-2021

Drawing Title:

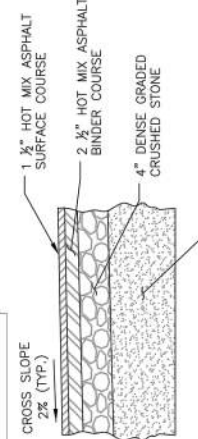
SITE PLAN

Sheet #

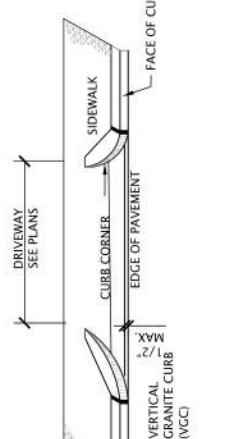
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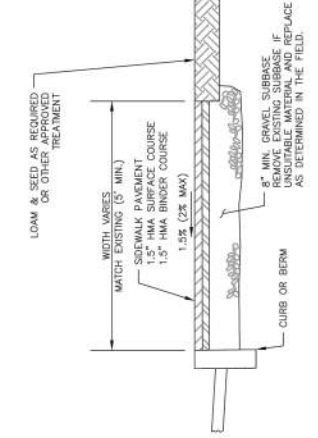
MATERIALS LEGEND:	
SYMBOL	DESCRIPTION
	BITUMINOUS CONCRETE
 VGC	VERT. GRANITE CURB
 VGTC	VERT. TRANSITION GRANITE CURB
	PROPERTY LINE
 HC	HANDICAP PARKING
 —W—	WATER LINE
 —S—	SEWER LINE
 —D—	ROOF DRAIN LINE
	SEWER MANHOLE
	WATER QUALITY UNIT



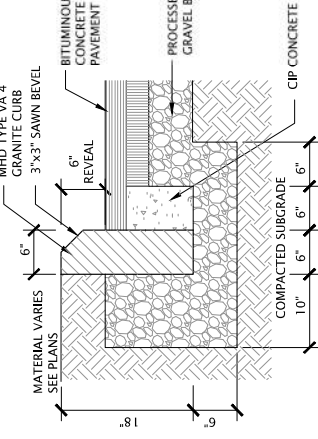
6 BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



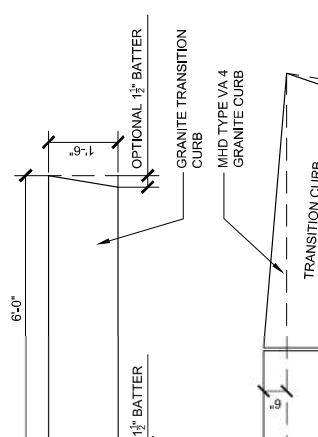
1 CURBING LAYOUT AT ENTRY
NOT TO SCALE



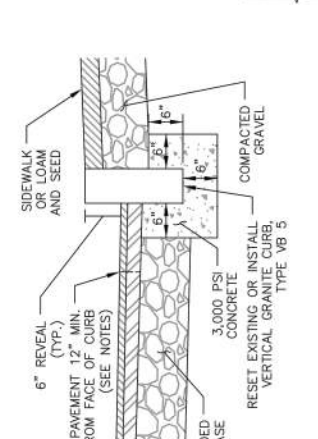
2 BITUMINOUS CONCRETE WALK
NOT TO SCALE



3 MOUNTABLE GRANITE CURBING (1/4")
NOT TO SCALE



SCALE
TRANSITIONAL GRANITE CURBING
(MTC)



GRANITE CURBING (VGC)



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